

**REGULAR MEETING CITY OF DENHAM SPRINGS  
PLANNING COMMISSION  
COURT ROOM –CITY HALL    February 13, 2023 @6:00 P.M.**

The Regular Meeting of the Denham Springs Planning Commission, convened at 6:00 p.m. on February 13, 2023, in the Court Room of the City Hall at 116 N. Range Avenue with Chairman Fred Banks presiding.

**INVOCATION**

Invocation given by Commissioner Ray Riley

**ROLL CALL**

Upon roll call, the following members of the Denham Springs Planning Commission were present: Chairman Fred Banks, Vice Chairman Bill Lawson, Commissioners John Cavalier, Victoria Herrmann Gayle McLavy, Ray Riley and Chris Whitmire. No Commissioners were absent. A quorum being present, the Denham Springs Planning Commission Meeting was convened.

Also, present CJ Dunnaway-P & Z Clerk, Rick Foster-Building Official, Stephanie Hulett-City Attorney, and Shawn Hima-Engineer

**1. Approve the minutes of the previous meeting of January 9, 2023 as sent to each member.**

Upon a motion by Lawson, seconded by Riley, to APPROVE the minutes of the previous meeting of January 9, 2022 Planning Commission, as sent to each member.

Upon being submitted to a vote, the vote thereon was as follows:

Yeas:	Banks, Cavalier, Herrmann, Lawson, McLavy, Riley, Whitmire
Nays:	None
Absent:	None
Abstain:	None

Motion was **APPROVED**

**2. Hold a Public Hearing to consider the Resubdivision of Lot 6-A & Lot 7 Herbert Hoover Subdivision and a 0.60-acre Tract into Lot 6A-1, located in Section 58, T6S-R2E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RS-816). Requested by John T. Jarreau. [513 Julia St.]**

Speaking for the proposal: Mindy Krebs- RW Krebs & Assoc.

Speaking against the proposal: None

Upon a motion by Whitmire, seconded by Cavalier, to APPROVE the Resubdivision of Lot 6-A & Lot 7 Herbert Hoover Subdivision and a 0.60-acre Tract into Lot 6A-1, located in Section 58, T6S-R2E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RS-816). Requested by John T. Jarreau. [513 Julia St.]

Upon being submitted to a vote, the vote thereon was as follows:

Yeas:	Banks, Cavalier, Herrmann, Lawson, McLavy, Riley, Whitmire
Nays:	None
Absent:	None
Abstain:	None

Motion was **APPROVED**

Upon a motion by Whitmire, seconded by Riley to **ADJOURN** the Planning Commission meeting.

Upon being submitted to a vote, the vote thereon was as follows:

Yeas:	Banks, Cavalier, Herrmann, Lawson, McLavy, Riley, Whitmire
Nays:	None
Absent:	None
Abstain:	None

Motion was **APPROVED**

The March Planning Commission Meeting will be held on March 13, 2023 at 6PM.

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Fred Banks, Chairman,  
Denham Springs Planning Commission

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Bill Lawson, Vice Chairman  
Denham Springs Planning Commission

**REGULAR MEETING CITY OF DENHAM SPRINGS  
ZONING COMMISSION  
COURT ROOM –CITY HALL    February 13, 2023 @6:06 P.M.**

The Regular Meeting of the Denham Springs Zoning Commission, convened at 6:06 p.m. on February 13, 2023, in the Court Room of the City Hall at 116 N. Range Avenue with Chairman Fred Banks presiding.

The **ZONING COMMISSION** was called to order: Note the members present same as the Planning Commission Meeting.

**1. Approve the minutes of the previous meeting of January 9, 2022 as sent to each member.**

Upon a motion by Whitmire, seconded by McLavy, to APPROVE the minutes of the previous meeting of January 9, 2023 Zoning Commission, as sent to each member.

Upon being submitted to a vote, the vote thereon was as follows:

Yeas:	Banks, Cavalier, Herrmann, Lawson, McLavy, Riley, Whitmire
Nays:	None
Absent:	None
Abstain:	None

Motion was **APPROVED**

**2. Hold a Public Hearing on a Special Use Permit request for Parcel# 0337402A, in Section 68, T7S-R2E, G.L.D, City of Denham Springs, Livingston Parish, Louisiana for the purpose of a residential town home development (SUP-111-23). Requested by Sam Nickroo [Triangular Corner @Rushing Rd & 4-H Club Rd]**

Speaking for the proposal: Sam Nickroo, Property Owner; Mr. Nickroo discussed his awareness of traffic concerns and flooding issues. Changes have been made to the plans to address traffic, flooding, and parking issues. Citizens suggested selling property to DOTD, Mr. Nickroo stated that the DOTD did not wish to purchase the land more than 10 years ago and has heard no offer contrary to that.

Speaking against the proposal: Annie Fugler and Walter Martin. Traffic, flooding, parking concerns were discussed. Citizens proposed that the City purchase the property for future traffic expansion.

Upon a motion by McLavy, seconded by Riley, to DENY a Special Use Permit request for Parcel# 0337402A, in Section 68, T7S-R2E, G.L.D, City of Denham Springs, Livingston Parish, Louisiana for the purpose of a residential town home development (SUP-111-23). Requested by Sam Nickroo [Triangular Corner @Rushing Rd & 4-H Club Rd]

Upon being submitted to a vote, the vote thereon was as follows:

Yeas:	Banks, Cavalier, Herrmann, Lawson, McLavy, Riley, Whitmire
Nays:	None
Absent:	None
Abstain:	None

Motion was **DENIED**

3. **Authorize a Public Hearing on a Rezoning request from C-2 Commercial to R-1 Residential for Lot 3-A-1 located in Section 37, T7S-R3E, G.L.D, City of Denham Springs, Livingston Parish, Louisiana (RZ-444). Requested by Dulce Azua. [208 Centerville St NE]**

Upon a motion by Riley, seconded by Herrmann, to AUTHORIZE a Public Hearing on a Rezoning request from C-2 Commercial to R-1 Residential for Lot 3-A-1 located in Section 37, T7S-R3E, G.L.D, City of Denham Springs, Livingston Parish, Louisiana (RZ-444). Requested by Dulce Azua. [208 Centerville St NE]

Upon being submitted to a vote, the vote thereon was as follows:

Yeas:	Banks, Cavalier, Herrmann, Lawson, McLavy, Riley, Whitmire
Nays:	None
Absent:	None
Abstain:	None

Motion was **AUTHORIZED**

Upon a motion by Riley, seconded by Cavalier to **ADJOURN** the Zoning Commission meeting.

Upon being submitted to a vote, the vote thereon was as follows:

Yeas:	Banks, Cavalier, Herrmann, Lawson, McLavy, Riley, Whitmire
Nays:	None
Absent:	None
Abstain:	None

Motion was **APPROVED**

The March Zoning Commission Meeting will be held on March 13, 2023 at 6PM.

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Fred Banks, Chairman,  
Denham Springs Planning Commission

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Bill Lawson, Vice Chairman  
Denham Springs Planning Commission